



September 19, 2025

City of Pompano Beach
100 W. Atlantic Blvd
Pompano Beach, FL 3300

RE: Aspire 1650
Project #: 25-12000022
KEITH Project No.: 16500.00

Dear City of Pompano Beach Reviewers:

Based on your Development Review comments date September 19, 2025, KEITH and the project team offer the following responses to your comments/questions:

UTILITIES DEPARTMENT

Nathaniel Watson | Nathaniel.Watson@copbfl.com

Status: Review Complete- Pending Development Order

1. Additional comments may be forthcoming contingent upon future submittals to the PAM and/or DRC review process.

RESPONSE: Comment Acknowledged.

2. Please procure an approved Broward County EPD Surface Water Management permit or exemption for the proposed site and off-site work. Required during official Bldg. E-plan submittal.

RESPONSE: Permit is in progress.

3. Please follow best management practices for sedimentation and erosion control of on-site and off-site storm systems.

RESPONSE: Comment Acknowledged.

4. Broward County Water and Wastewater Service area. The county must approve any proposed or amended off-site water or sewer utility connections.

RESPONSE: Comment Acknowledged.

ENGINEERING DEPARTMENT

David McGirr | david.mcgirr@copbfl.com

Status: Review Complete- Pending Development Order

1. Submit/upload the (BCEPMGD) Broward County Environmental Protection and Growth Management Division Surface Water Management permit or exemption for the proposed paving and drainage shown on the civil engineering drawings.

RESPONSE: Comment Acknowledged.

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2. Submit/upload the (FDEP) Florida Department of Environmental Protection NPDES General Permit for the proposed stormwater discharge from the proposed site construction activities.

RESPONSE: Comment Acknowledged.

3. Submit/upload the (FDEP) Florida Department of Environmental Protection (NOI) Notice of Intent for the proposed stormwater discharge from the proposed site construction activities.

RESPONSE: Comment Acknowledged.

4. Submit/upload a copy of the (BCOES) Broward County Water and Waste Water Service Utility permit or exemption for the proposed utility work.

RESPONSE: Comment Acknowledged.

5. Submit/upload a copy of the (FDEP) Florida Department of Environmental Protection permit or written exemption from this agency for the proposed potable water main and service line connections shown on the civil engineering drawing.

RESPONSE: Comment Acknowledged.

6. Submit/upload a copy of the (BCEPGMD) Broward County Environmental Protection and Growth Management Division wastewater collection system license/permit or written exemption from this agency for the proposed construction of the gravity wastewater collection systems shown on the civil engineering plans.

RESPONSE: Comment Acknowledged.

7. Submit/upload a copy of the (FDEP) Florida Department of Environmental Protection permit or written exemption from this agency for the proposed construction of the gravity wastewater collection system shown on the civil engineering plans.

RESPONSE: Comment Acknowledged.

8. Submit/upload the 2025 City Engineering standard details for the proposed off-site (Blount Road city ROW) road restoration, paving, curbing, and sidewalks. These detailed drawings may be obtained from the City's website in PDF format. <https://www.pompanobeachfl.gov/government/engineering/standard-details>

RESPONSE: Please see revised detail sheets.

9. The City Planning and Zoning Division must approve these plans before the City Engineering Division can.

RESPONSE: Comment Acknowledged.

BROWARD SHERIFF'S OFFICE

David Cappellazo | david_cappellazo@sheriff.org

Status: Resubmittal Required

1. Please remember to add the CPTED principles that I submitted to you, to your CPTED narrative and CPTED drawing plan. I noticed that you have some CPTED principles that are in your "narrative" that are not on your "drawing", and most of the principles that you have attached to your drawing page are not on your narrative page. Please make sure that both the narrative and drawing page attachment mirror each other and nothing is left out. In addition, the principles I provided will also need to be added to both the narrative and drawing attachment.

RESPONSE: The CPTED narrative and drawing has been revised to be consistent.



2. Design in dense & defensive, low-profile and/ or harsh thorny-like non-obstructive (maximum height 2' to 2.5' feet) landscaping in any vulnerable areas such as under windows, around fencing or walls, remote property lines, etc.

Goal: Deter loitering, trespassing and to deny any concealed staging and ambush opportunity for potential more serious criminal activity such as burglary, robbery, sexual crimes, etc. Do not place hedges or plants too close to fences or walls so that it obstructs Natural Surveillance and results in providing concealment/ ambush opportunities.

Response to comment response:

The reason I submitted this comment was to address the indented design (cubby hole) on the east side of the building close to the north side. The location is next to a window which looks into the interior hallway. There is a doorway to an apartment just inside where the window is located. A person with ill intent can surveil the apartment especially if it is an ex looking to spy on their significant other. The space can either be designed out or other options would be to put in harsh vegetation or fence off the area.

RESPONSE: Please refer to Landscape Plan LP-101, which illustrates that the area in question will be adequately screened through strategic landscaping designed to obstruct direct views into the first-floor windows. Additionally, the CPTED Notes on Sheet SP-202, subsection (a) under Landscaping, specify that all hedges and bushes will be maintained at a maximum height of 2 to 2.5 feet to ensure visibility and compliance with safety guidelines.

C1. Security Strengthening – Parking Lots / Parking Garages / Covered Parking

3. 1.) For developments using electronic vehicle access control gates, please explain how your project will deter / prevent tailgating (aka "piggybacking") by unauthorized users attempting to gain access into a private / restricted area without permission. (One possible solution would be a secondary vehicle access control gate arm in conjunction with access control gates with a proper time setting to only allow entry for one vehicle at a time.).

Response to comment response: This was discussed at the PAM meeting. Additional security features were to be incorporated into the design due the location and the surrounding environment. We were told that there would be card or fob access at the gates and also into the buildings. It was also addressed in your CPTED narrative on page 4 under Physical/Natural Access Control, note n and q. Even though there might not be ample space to turn around, there should be signage stating access is for residents and guests only. In addition, there should be a control arm before the gate to stop "piggy backing" into the development

RESPONSE: Residents will not be using a fob / card reader at the arm gate since the arm gate uses a license plate reader to allow permission for residents and guests to enter the property. This Stop/Go controlled access will be supported by appropriate signage indicating that entry is limited to authorized users only.

4. 2.) Parking spaces should be clearly and individually marked and assigned for owners/ authorized guests use only.

Response to comment response: Having assigned parking will cut down on conflict. If someone invites 5 guests over and they each have a car, it can cause a problem with parking for residents, which will lead to disturbances at the manager's office.

RESPONSE: It is not intended to have assigned parking. Given the site's-controlled access, low public exposure, and flexible parking needs, individually marked and assigned spaces are not necessary and may reduce overall parking efficiency

5. 4.) Incorporate traffic calming devices, including bollards and rumble strips, to protect pedestrians, employees & to prevent excessive vehicle speed, especially in areas where doorways, pedestrian

passageways, exits open directly into the vehicle lanes of travel, this includes inside enclosed garages.

Response to comment response: In front of the lobby doors are Handi cap spaces. This space will be used by residents and guests to gain access to the lobby to pick up their mail or packages, or to run into the office to meet with staff. Just like convenience stores, and shopping plazas, there are always issues with someone pressing on the gas pedal instead of the brake pedal. Bollards placed in front of the lobby doors will likely prevent an accidental drive through or even a purposeful drive through. Heavy, fixed planters would be another alternative.

RESPONSE: Please refer to Landscape Plan LP-101 and CPTED Plan SP-201, which demonstrate that adequate landscape planters and foundation landscaping will be provided as a precautionary measure. These elements are designed to enhance site aesthetics while supporting safety and visibility in accordance with CPTED principles.

6. 5.) Vehicle parking lots & garages that exit onto the public roadway must have multiple traffic control indicators strategically placed to advise exiting vehicles to use caution before entering the right-of-way. Examples of such indicators can be, but are not limited to: Stop Signs, Stop Bar Pavement Markings, an Illuminated Stop Sign, Enter & Exit Signage, Flashing Red Light, Rumble Strips, signage indicating to watch for vehicles, bicyclists & pedestrians, etc.

Response to comment response: Although the stop sign is a good start, the sidewalk is heavily traveled by pedestrians on foot, bicycles, mobility scooters and electric bicycles. Having an additional caution "pedestrian crossing" sign and convex mirrors will help the drivers exiting the complex.

RESPONSE: The site will not include any parking garages for residents; all parking will be provided at surface level. There are no sight constraints or visibility limitations along the sidewalk. To ensure safe and orderly traffic flow within the property, appropriate traffic control measures, including stop signs and speed bumps will be installed as part of the site design.

D. Maintenance & Management Security Strengthening

7. 1.) For Commercial including COMMERCIAL/ INDUSTRIAL/ RESIDENTIAL/ Hotels/ Multi-Family / Offices, etc. with Security/ Front Desk Receptionists / Hosts (if any): Install a fixed concealed silent panic duress alarm at main entrance AND portable activators for redundancy in the event the fixed alarm is compromised due to the fixed alarm post being vacant, or for any serious incident such as an active killer or other emergency. Additional portable duress alarm activators must be provided to employees that are assigned to work on the exterior of business such as drive-thru lanes, curbside service, exterior dining, maintenance, etc.

Response to comment response: Having spoken to several "on site" property managers over the years, one common thread is that they all have had instances where there was someone volatile inside their offices. Once the sales staff is present to show apartments, then the panic alarms need to be active. Additionally, the offices need to be alarmed when they are not in use.

RESPONSE: Based on the building's design and the integrated safety features, the site will not include panic duress alarm systems. Access to the property is controlled through an arm gate at the main entrance. Additionally, residents will utilize secure fob readers to access the building, further enhancing site security and minimizing the need for supplemental duress alarm infrastructure. We utilize a seasoned management company and have had no incidents with sales staff. All potential tenants are screened, and background checks are performed on all applicants. These measures collectively provide a secure environment consistent with the intended residential use and occupancy.

E. Activity Support Security Strengthening.



8. Public, Resident, Tenant, Visitor &/or Common Use Restrooms, Storage Rooms Locker Rooms, Saunas (if any) must be equipped with either constant lighting &/or a secured motion sensor lighting system that will provide immediate illumination upon entry.

Response to comment response: Having constant lighting or motion sensor lighting in vulnerable areas such as common bathrooms, package rooms, saunas, gyms, trash rooms, laundry rooms and storage rooms help to deter ambush potential. Although a reference is made that there would be adequate lighting there is no reference to constant lighting or motion lighting in common areas.

RESPONSE: This comment is not applicable, as the current scope of work does not include any proposed locker rooms or saunas within the project. However, appropriate lighting provisions have been incorporated into the design to ensure adequate illumination in all relevant areas. This includes tenant and visitor restrooms located on the first floor, as well as all designated office spaces. Lighting specifications for these areas have been developed in accordance with applicable building codes and standards to support functionality, safety, and occupant comfort.

9. 3.) Any Playgrounds / Tot Lots must be captured by security surveillance, have posted signage for rules & hours of operation and be equipped with padded flooring. (Note: Sand beds are not preferred as they can conceal potentially hazardous items from view such as sharps, needles, broken glass, etc. that may cause injury).

Response to comment response. Padded flooring wasn't addressed, as it is a safer option to sand which can easily hide needles and glass

RESPONSE: The playground area will be monitored by adequate surveillance, with final locations to be confirmed during the building permitting process. Appropriate signage will also be installed to support safety and awareness. Additionally, the playground will feature poured-in-place rubber surfacing to ensure compliance with safety standards and provide a durable, impact-absorbing play surface

LANDSCAPE DEPARTMENT

Wade Collum | Wade.Collum@copbfl.com

Status: Resubmittal Required

1. It appears that the south building shown at time of Pre App has been eliminated from this submittal, please confirm

RESPONSE: Confirmed, the Phase 2 south building has been eliminated from this submittal.

2. PG&D plan did not load.

RESPONSE: PG&D has been reloaded. See sheet LP-101.

3. Provide approvals from Broward County Surface Water Management for filling in / relocating the pond / retention area. Please also provide time lines and thresholds.

RESPONSE: The permit application (SFWMD#250904-56634 and BCRED#L2025-2016) have been submitted and are in review process. Permits are anticipated to be issued in the next month. The off-site drainage will be constructed and fully operational before the detention area on-site will be filled. Construction of the off-site drainage systems should be completed by April 2026.

4. Clarify data table showing how the site is meeting the requirements of 155.5203. C Minimum Site Development Landscaping. Please clarify the use of the yellow and blue highlight areas.

RESPONSE: The yellow and blue highlights were not intended to have any particular meaning and have been removed. See sheet LP-002.



5. As per 155.5203.B.2.ii. Based on the height of the building half of all required canopy trees are to be 16' tall and palms to be 22' OA, please adjust. Please check the numbers.

RESPONSE: The required and provided counts were updated. See the revised data table on sheet LP-002.

6. Show parking island trees in the last third of the island, closer to the drive aisles

RESPONSE: Parking island trees have been shifted closer to the drive aisles. See sheet LP-101.

7. Shift location of Bike Rack out of the landscape area adjacent VUA.

RESPONSE: The bike racks have been shifted out of the landscape VUA area. See sheet LP-101.

8. Fence and gate appears to bisect a required landscape island, correct and shift.

RESPONSE: The island has been enlarged to provide adequate area for a tree to be proposed. See sheet LP-101.

9. There are still two (2) light pole conflicts with the required islands, please correct.

RESPONSE: Light pole conflicts have now been corrected. See sheet LL-101.

10. Provide a cross section detail of the proposed building footers / slab as it appears that it will encroach into the required foundation landscaping soil space at the footers of the building. Provide drawings and verification of the use of monolithic / eccentric footings as it relates to these areas. Please provide sheet name and number.

RESPONSE: Refer to detail #1 on sheet A-101 for proposed building footer.

11. Provide a Photometric plan. Show light poles on the landscape with radii. Light poles are still on conflict with two (2) islands on the north and south sides.

RESPONSE: Light poles have been adjusted to avoid conflicts with the landscape. The radii are now shown on the lighting plan. See sheet LL-101.

12. No exterior lighting fixtures shall be located in any landscaped planting areas required in and around vehicular uses areas in accordance with Section 155.5401.C, Vehicular Use Area Landscaping (e.g., perimeter landscaping strips, landscaped islands in parking bays, landscaped areas between parking bays, and landscaping between vehicular use areas and buildings).

RESPONSE: Light pole locations have been adjusted to avoid the VUA landscape areas. See sheet LL-101.

13. Civil plan shows utility conflicts. Remove all proposed utility and fire hydrants from required landscape areas. FDC's still remain.

RESPONSE: FDC locations have been adjusted per conversation with Staff. See sheet LP-101.

14. As per 155.5204.F. No development, work, or demo activity shall be allowed within the dripline of a tree or tree protection area. Staff could not locate note.

RESPONSE: The note has been added on sheet LP-002, note 18.

15. Provide a note that all existing trees will be pruned by an ISA Certified Arborist under the direction of a BCMA or ASCA Registered Consulting Arborist with a Florida Chapter ISA Prescription Pruning Qualification (PPQ). Staff could not locate note based on PPQ.

RESPONSE: The note has been added on sheet LP-002, note 16.

16. Please provide a detailed comment response sheet as to specifically how comments have been addressed

at time of resubmittal.

RESPONSE: Comment acknowledged.

17. Additional comments may be rendered a time of resubmittal

RESPONSE: Comment acknowledged.

ZONING DEPARTMENT

Diego Guevara | Diego.Guevara@copbfl.com

Status: Resubmittal Required

1. Provide a plan showing the new location of the water retention area. Include the general dimensions and corresponding plans as needed. Furnish the information regarding the progress of the approval for the proposed relocation and construction of the new retaining pond.

RESPONSE: The permit application (SFWMD#250904-56634 and BCRED#L2025-2016) have been submitted and are in review process. Permits are anticipated to be issued in the next month. The off-site drainage will be constructed and fully operational before the detention area on-site will be filled. Construction of the off-site drainage systems should be completed by April 2026.

2. Remove from all plans notes regarding a phase 2.

RESPONSE: All plans and documents have been updated to remove specific references to 'Phase 2', while retaining notes related to potential future development.

3. Show the location and provide a copy of the approval by Broward County of the proposed public bus stop.

RESPONSE: The Site Development Agreement, October 25, 2022, between Broward County and BPHI states, "Prior to the date BPHI obtains the final certificate of occupancy for the BPHI Development, the County will provide improved access to the public transportation service to area residents." The County's Transit Department is considering various options to meet this obligation along Blount Road. However, they have not provided a final plan in this regard to date. In accord with our Voluntary Declaration of Restriction, January 9th, 2023, we affirm our commitment to provide transportation to our residents during rush hour (7am-9am and 4pm-6pm) to area transit hubs until the expanded public transit system is operational.

4. Copy the Intensity and Dimensional Standards Chart for the General Business (B-3) designated districts. Do not add or remove items. Add a column to the chart to list the Code's required values, the existing values, and the values including the proposed building. In any case, existing and proposed values for the Lot Coverage, Pervious Area, VUA area, and Parking.

RESPONSE: Please refer to sheet SP-100 with the revised site data table outlining existing values for the NHAC building.

5. Provide updated plans for landscaping, tree disposition, irrigation, drainage, photometric, etc. Illustrate the VUA area and provide the calculation as needed. Show the additional 15% of landscaping area in the landscaping plan and hatch or color the area; include the square footage. All plans must include the entire property. No property line shall exist between east and west areas of the property.

RESPONSE: A site calculation exhibit has been provided to illustrate the site calculations across the site. See sheet LX-101.

6. Revise the location and direction of the required Sight Triangles at the existing north and south driveways.

RESPONSE: Please see sheet SP-100, the sight triangles for the north and south driveways have been revised.



7. Sec. 155.5301.A Mechanical Equipment. All mechanical equipment located at the roof or at the ground must be screened as required by the Code. The proposed screening must be minimum 6 inches above the highest point of the equipment.

RESPONSE: Please see sheet A5/A-201 Screen roof parapet. All roof top equipment will be 6" below the roof parapet level.

8. Show the location, screening and dimensions of the existing and proposed trash containers storage and staging areas. Provide an illustration of the garbage truck circulation to pickup the containers.

RESPONSE: All trash will be handled inside the building and rolled out on trash pickup days; the staging area will be in the loading zone area. Please see sheet SP-100 for location of trash pickup and see sheet SP-300 for garbage truck circulation.

9. The south elevation of the building could be substantially improve adding small windows to the landing areas of the stairwell and adding windows to the bedroom located at the southwest corner of the building. An alternative could be to swap the proposed windows of this bedroom column from the west elevation to the south elevation to reduce the massive solid look of this facade. The applicant may consider the addition of a window to the bathroom located at the south of the building, next to the stairwell.

RESPONSE: Please see updated south elevations with additional window on bedroom and stair landing C1/A-203 in addition to this, stucco reveal lines were added to the walls with large, windowless surfaces at the ends of the building (west and south) and on the north-east corner.

10. A similar action could be taken to improve the west facade. Consider swapping the northwest bedroom window from the north to the west elevation

RESPONSE: Please see updated west elevations with additional window on studio units C1/A-204, in addition to this, stucco reveal lines were added to the walls with large, windowless surfaces at the end of the building (west and south) and on the north-east corner.

11. Consider the provision of windows to all exterior bathrooms. It will provide light and natural ventilation which is always needed. And will improve the proposed elevations.

RESPONSE: Windows have been implemented in the south and west façades. Bathroom are now included on the west elevation, and stairwell windows have been included in the south elevation. We have also added stucco reveal lines to the walls with large, windowless surfaces at the ends of the building (west and south) and on the north-east corner to improve the elevations. Trauma-informed exterior colors have been implemented on the exterior of the building to provide a sense of peace and belonging to our supportive demographic of residents.

PLANNING

Max Wemyss | Max.Wemyss@copbfl.com

Status: Resubmittal Required

1. The project will be reviewed as a flex unit allocation, along with BC Policy 2.16.3 for entitlements, consistent with the Flex Application (22-05000007), LUPA (22-92000003), and Rezoning (22-13000009). The flex units will not be applied to a phased site plan and unused flex units (resulting from the use of Policy 2.16.3 will be returned to the City's reserve. Any future phase for additional units (where consistent with any development agreement) will require a flex application, the application of any applicable county density policy, and a new site plan application.

RESPONSE: This site plan application will utilize 90 flex units. For Phase 2, a separate flex application will be submitted to accommodate the additional units.



2. The proposed site area replaces the existing required stormwater retention. The PGD plans show off-site connections to elements that have not been permitted/constructed. Surface Water Management Permits (for all affected Sites), Site Plans (if applicable) and building permits (for off-site plumbing connections) will be required to be completed prior to building permit approval for the subject site. Off-site easements will also be required (appear to exist on Plat, must cover the area of the plumbing connections).

RESPONSE: Please see sheets CP-101 – CP-103 Drainage Improvements showing the Broward County offsite drainage improvements. These plans have been submitted to BCRED SWM under application No. L2025-216 and SFWMD No. 250904-56634. A standard Maintenance and Drainage Easement Agreement is being prepared by the County granting reciprocal legal rights that pertain to operation and maintenance of the system and will be recorded as part of the permitting and certification of the system.

3. The Applicant must provide a Final School Capacity Availability Determination (SCAD) letter from the Broward County School Board prior to Building Permit approval.

RESPONSE: Comment Acknowledged.

4. Per the Declaration - provide transportation for both adults and school-age children. Show the circulation, and pickup/drop off locations planned for these transportation services on the site plan.

RESPONSE: In accordance with Broward County Schools Policy 5300, school bus transportation is available to school-age children who meet specific criteria. Transportation services are provided to students who reside two (2) miles or more from their assigned school, as well as to those who qualify under applicable state laws and State Board of Education administrative rules. School bus stop locations are assigned by the District annually and will be within the public right of way along Blount Road.